

Cuyahoga Falls City Council
Minutes of the Committee-of-the Whole
January 23, 2017

Members: Mrs. Pyke, Chair
Mr. Pallotta
Mr. Rubino
Ms. Nichols-Rhodes
Mr. Brillhart
Mr. Miller
Mr. James
Mr. Iona
Mr. Colavecchio
Mrs. Klinger
Mr. Iula

Mrs. Pyke called the meeting to order at 6:32 p.m. All members were present.

Discussion:

Mayor Walters stated that the Board of Zoning Appeals is a reappointment. This is a five-year term that expires 12/31/2021. Mr. Tom Sullivan, 447 Tallmadge Road, has served on the Board of Zoning Appeals previously and does a great job. Mrs. Pyke asked Mr. Sullivan how many years he has served on this Board. Mr. Sullivan stated that he has served on the Board of Zoning Appeals for 15 years. Mrs. Pyke stated that Mr. Sullivan runs a very tight ship. No one speaks out of order. He swears everyone in, and he takes it very seriously. They appreciate the work that he has put into this Board. Mr. Iona stated that he has been involved with Mr. Sullivan and he is an excellent choice. He listens to both sides before making a decision and is fair and impartial. Mayor Walters stated that the Board of Zoning Appeals is a bit unique in that it is one of the very few Boards that does not go to City Council after a ruling. Mayor Walters thanked Mr. Sullivan for his service. Mr. Sullivan thanked the Mayor and Council. Mayor Walters stated that the next two appointees are new. Both are real estate professionals and are very involved in the city already. More importantly, they see home values as they should be seen, not only the individual home, but the impact that it can have on a neighborhood, good or bad. That's why the decisions that they will make are very important. The first of the Mayor's two new appointees to the Board of Zoning Appeals are Jaime Prenatt, 3367 Orchestra Street, in Ward 8. She would like to offer her services to Board of Zoning Appeals and is present tonight to answer any questions Council may have. Mr. Pallotta stated that he has known Ms. Prenatt since she was three years old. She is very dedicated and knowledgeable and runs a great real estate agency. She is very diligent about seeing everything through and comes highly recommended. The next appointee to the Board of Zoning Appeals is Ms. Cindy Kane, 1754 Calvert Drive. She has served on this Board in the past and is willing to step up again and offer her services, and they are very glad to have her. Ms. Prenatt and Ms. Kane thanked the Mayor and Council.

Mayor Walters stated that his next appointment would be for the Cuyahoga Falls Library Board. This is a reappointment. The term expires 12/31/19. His appointee is Tammy Richardson, 518 Grove Avenue, who is a local attorney who has offered her service on the Library Board. The

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Library Board is very important institution. They are very involved and they do a great job. Ms. Richardson is not present tonight, but he asks Council for her reappointment, as well.

Mayor Walters stated that his appointments to the Historic and Design Review Board are Diana Colavecchio, 3414 Haggarty Way, who is not present tonight, but is very familiar to everyone in the room. Janna Amole, 2250 Sixth Street, is willing to serve again. She was on the bus trip last week. Her term also expires 12/31/19. She is here to answer any questions Council may have. Mrs. Pyke asked Ms. Amole to briefly describe the private tour they were given of Oak Park on the bus tour. Ms. Amole stated that it was a fabulous place and a very interesting tour. On the private tour, they were shown several of the Frank Lloyd Wright residences. They were very near his studio and private residence in Oak Park and, also, the Temple, which is an extremely famous building of his. She is an architect, so Frank Lloyd Wright's famous works are near and dear to her heart. Mayor Walters stated that Mr. Mark Gilles is also up for another reappointment which expires 12/31/19. He is present if Council has any questions for him. Mrs. Pyke stated that, as a member of the Design and Historic Review Board, she can attest that both appointees give it their all and are committed to the historic preservation of the city.

Mayor Walters stated that Jan Lukes, 2280 Chestnut Boulevard, is up for reappointment to the Tree Board. Ms. Lukes' son did a lot of the design work of the arboretum, so she is very, very involved in the community and certainly in the trees and beautification aspect. She is not here tonight, but she's up for reappointment to the Tree Board which expires 12/31/19. Next, is the Moral Claims Committee. Natalie Scott is willing to serve. This is unique committee, because it deals with moral claims and not legal claims. It is very important body to be able to look at things and see the big picture and be fair and impartial, not only for the claimant, but the City, as well. Ms. Scott is very active and involved and will do a great job on that. She is present if Council has any questions. Mr. Pallotta stated that he did not receive a resume for Ms. Scott. Mayor Walters stated that it was sent out electronically to Council and was not in the packet.

Mayor Walters stated that they have had a vacancy in the Service Director position. Tonight, he would like to introduce his appointee and his family. Anthony Zumbo is here and his wife, Lyndi, and daughter Alyssa. Mayor Walters stated that before he opens it up to Council, he would like to briefly cover the duties of the Service Director. To manage 10 service departments is a large umbrella. Some of the Service Director's duties are to strive to provide an exceptional level of customer service, to manage employees well to ensure a safe and efficient workplace and to be responsive to the residents of the city, as well as City Council. When he was on City Council, he felt he had a very good relationship with the Service Director at the time. He always wanted to nurture that; not hinder it. The Service Director was very fair to all Council members, and they will certainly continue that tradition with Mr. Zumbo. Teresa Hazlett has done a spectacular job in the interim and he thanks her for her efforts. She has said she is happy in her position. If Council has questions for her, feel free to ask those, as well.

Mayor Walters stated he would next move on to the process of selecting a Service Director. The Service Director is a very important position. You need the right individual, which he believes they have. As everyone at the rail knows, local government is unique. It is not like the private sector. It is not like State government or Federal government. He put out the word to other communities to see who was out there and who was available. He also has the benefit of being a member of the Stark, Summit, Portage Mayor's Association. That is a great networking forum,

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because they meet with all the mayors regularly. There were nine formal applicants that were reviewed. There were five interviews that were done. His final selection, Mr. Zumbo, was interviewed three times and interviewed by the senior staff. His resume is attached and Council should have that. Mayor Walters stated that he would like to elaborate on that a little bit. First, Mr. Zumbo was born in Cuyahoga Falls. He graduated from The University of Akron with the Bachelor of Science degree in Civil Engineering; then returned to receive his Professional Surveyor's License. The reason that is important is he possesses all the licenses required to be a County Engineer. Not just anyone can do that; in fact, there's a very limited pool of people that are eligible to be a County Engineer in Ohio's 88 counties. His deep understanding of infrastructure needs is important; the road conditions and things that everyone sees, but also the water lines and sewer lines underground, which are not quite so romantic, but very important nonetheless.

Mayor Walters stated that he wanted to briefly run down the qualification section of Mr. Zumbo's resume. Mr. Zumbo has over 23 years of combined experience in multiple aspects of public administration. This experience includes management involving program administration, establishment of policy and procedures, development of capital improvement plans, project selection, project funding, project coordination, supervision of both administrative and maintenance personnel, budget development and oversight, direct oversight of other independent public agencies in program administration, including guidance through State and Federal policies and procedures for project development, advertisement, sale, award and construction. Additional responsibilities include acting as a liaison with funding agencies, local governmental agencies, public officials, media personnel, professional associations, and the public. In his present duties as Assistant Portage County Engineer, he is responsible for developing and administrating the county's capital improvement program. Another important duty is he was responsible as a management team member during union negotiations and legal proceedings and disputes. There are six unions in the city and those issues are dealt with day in and day out. The City has very few problems and grievances, but having that background knowledge is going to be a huge asset in the Service Department, not only interpreting the contract, but when the time comes for a new one. From 2011 to the current time, Mr. Zumbo, has been the Assistant Portage County Engineer, Planning and Design Engineer. Prior to that, he was with ODOT District 4 as the Local Public Agency Manager, 2001 to 2011. Prior to that, he worked at the Summit County Engineer's office as Department Manager, 1993 to 2001. Anthony and his currently reside in Rootstown, Portage County, but will begin the process to move to Cuyahoga Falls if confirmed. Mayor Walter stated that he is asking for Mr. Zumbo's confirmation now because he will sporadically be in and out of City Hall prior to February 15th, which will be his actual start date on payroll. He has some projects underway in Portage County that he needs to see to fruition. He would respectfully ask for his appointment from City Council.

Mrs. Pyke asked Mr. Zumbo how he had been involved in negotiations with unions. Mr. Zumbo stated that since he has been in Portage County, they have negotiated two contracts. He was involved in all the preliminary meetings and working with some outside counsel, union folks and all representation from the county work force. Mrs. Pyke stated that to do the job and to do it well, the Service Director must have some background in civil engineering, water, sewer and sanitation, which is all pretty much what Mr. Zumbo is bringing to the table. She asked Mr. Zumbo if he was comfortable with the Billing Department under him. Mr. Zumbo stated that although his

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background is infrastructure, he has had to manage different aspects of the Portage Engineer's office, including billing and invoicing. Additionally, when he worked at ODOT, he was the LPA Manager, so he had to work with every political subdivision that would get money within District 4, which is a six-county area: Ashtabula County, Carroll County, Mahoning County, Portage County, Summit County and Stark County. While he was there, he worked with a vast array of people of different levels of expertise and profession. So, even though billing is not a, quote, professional sort of service, it is very critical to the residents. He doesn't see where that's going to be a problem. Mrs. Pyke stated that she lives in Ward 2, one of the older parts of the city. She would like to take Mr. Zumbo on a tour of her ward as soon as he is available. Mr. Zumbo stated that he would just like to say he is extremely excited. This is a wonderful opportunity for him. He can't wait to get started and looks forward to working with all of them. Mayor Walter's number-one priority is customer service; he wants to have excellent customer service for all residents and he wants to do that safely and efficiently. Mr. Zumbo stated that that is key to this position. It wouldn't surprise him at all if Council were calling him on a regular basis petitioning him on behalf of their constituents. That is going to be an integral part of being able to perform his job and he looks forward to that. Mrs. Pyke stated that she appreciates that. She would also like to thank Ms. Hazlett for all the work that she's done and for being so responsive in taking all their calls. Mr. Zumbo stated that he has heard a lot of good things about Ms. Hazlett and he looks forward to working with her.

Mr. Iona stated that he had the pleasure of speaking to Mr. Zumbo today. He appreciates that he took the time to call different members of Council. Sometimes on the phone, a candidate sound great, says all the right things and has a strong interview. Tonight, Mr. Zumbo got here early and went to the Republican and Democratic caucus rooms to talk to members of Council. His presentation and the way he handles things in person is as good as it was on the phone. He thinks he is an excellent selection. Mrs. Klinger stated that she also had a chance to speak with Mr. Zumbo. She wanted to make sure that he had the management diversity of having several management people reporting in to him with the various enterprise funds that report in to this function. When they spoke about that, Mr. Zumbo elaborated what wasn't in his resume; that he had 10 management people report in to him. He also expressed how there are other elements of his resume that reinforce his ability to fill this position. Mrs. Klinger stated that she completely endorses the candidate and looks forward to working with him. Mr. Pallotta stated that one of his concerns was promotion from within. Mayor Walters stated that they always start out looking from within. In the private or public sector, there are a lot of reasons why top positions are not filled from within. When looking for candidates outside, they can get someone from a bigger pool with more qualifications and credentials, which is the case here. Also, in bringing someone in from the outside, they can find people with more diverse, varied experience in their different work functions. When they bring someone in from outside, they come in as a leader and it's easier to assume that leadership role. They were not a subordinate in the administration or in that organization. There is a fresh set of eyes to judge everyone, on day one, with no preconceived notion. In this instance, the people they have were very competent where they were. Mr. Zumbo will be a huge asset to that position. Mr. Pallotta asked Mr. Zumbo if he worked under Mr. Czetli when he worked at ODOT. Mr. Zumbo stated that he did. Mr. Iula welcomed Mr. Zumbo and stated that he thinks he will do a great job. Mr. Colavecchio stated that he read Mr. Zumbo's resume and he is clearly overqualified. It's an exciting time in Cuyahoga Falls. It's a great place.

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There is so much that's going to happen here with the reopening of Front Street and everything else. His concern is that he will leave for another position. Mr. Zumbo stated that his wife said once they move, he is not allowed to leave. Happy wife, happy life.

Mr. Colavecchio moved to approve the Mayor's appointments, second by Mr. Iula. Motion passed, voice vote (11-0).

Mr. Pallotta moved to approve the Mayor's appointment of Anthony Zumbo as Service Director, second by Mr. Colavecchio. Motion passed, voice vote (11-0)

Meeting adjourned at 7:02 p.m.

City of Cuyahoga Falls
Office of the Mayor

Mayor Don Walters
2310 Second Street
Cuyahoga Falls OH 44221



Phone: 330-971-8200
Fax: 330-971-5696
mayor@cityofcf.com

January 18, 2017

Dear Members of Council:

This letter is to inform you that I have made appointments to the following Boards:

Board of Zoning Appeals

Tom Sullivan
447 Tallmadge Road
Cuyahoga Falls OH 44221
Reappointment – five-year term expires 12/31/21

Jaime Prenatt
3367 Orchestra Street
Cuyahoga Falls OH 44223
New appointment – five-year term expires 12/31/21

Cyndi Kane
1754 Calvert Drive
Cuyahoga Falls, OH 44223
New appointment – five-year term expires 12/31/21

Cuyahoga Falls Library Board

Tammy Richardson
518 Grove Avenue
Cuyahoga Falls, OH 44221
Reappointment – three-year term expires 12/31/19

Historic and Design Review Board

Diana Colavecchio
3414 Haggarty Way
Cuyahoga Falls, OH 44223
Reappointment – three-year term expires 12/31/19

Janna Amole
2250 Sixth Street
Cuyahoga Falls, OH 44221
Reappointment – three-year term expires 12/31/19

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Mark N. Gilles
1708 Highbridge Rd
Cuyahoga Falls 44223
Reappointment – three-year term expires 12/31/19

Tree Board

Jan Lukes
2280 Chestnut Blvd.
Cuyahoga Falls, OH 44223
Reappointment – three-year term expires 12/31/19

Moral Claims

Natalie Breiding-Scott
2886 Revere Drive
Cuyahoga Falls, OH 44223
New appointment – no expiration date

The City Charter requires Council approval on these appointments. I am respectfully requesting that you consider these appointments at your meeting of Monday, January 23, 2017.

Sincerely,



Don Walters
Mayor

Encl.
DW:cjm

JAIME PRENATT, REALTOR®



agentprenatt@gmail.com ♦ 3367 Orchestra St, Cuyahoga Falls, OH 44223 ♦ 330-571-2356



www.howardhanna.com/jaimeprenatt



<https://www.facebook.com/PrenattPropertiesGroup/>



EXPERIENCE

2005-present REALTOR®

Working as a full-time professional REALTOR®, Jaime strives to consistently offer premium service to her clients and address the buying and selling needs of her clients. Specializing in the Summit County area her background in commercial law title, sales and marketing offers her the ability to serve her community with consistently exceptional service. In 2014 Jaime founded sister companies, Prenatt Properties Group, in 2015 ARJO Properties and in 2016 CF Properties 1.



PERFORMANCE

With exceptional sales performance as a Mega-Million Dollar producer and Top Producer since 2005, Jaime has been recognized by her peers and clients in several ways.

- 2010 Tomorrow's Leader Today award from the Akron Area Board of REALTORS®
- 2010 Voted #2 in Akron Beacon Journal's Beacon's Best
- Top 5% of REALTORS® Nationwide - *National Sales Excellence Award 2015*
- Top 5% of REALTORS® in Ohio - *Ohio Association of REALORS President's Sales Club 2015*
- Top 10% of REALTORS® in Ohio - *Ohio Association of REALORS President's Sales Club 2016*
- Howard Hanna's Quality Service Award for Exceptional Client Care
- Consistent recipient of the Champion's Club Award
- Howard Hanna Stow Office Sales and Listing Leader
- Top 15% of REALTORS® for production in Summit County in 2015



MEMBERSHIP

- 2011-2014 Director, Board of Directors – Akron Area Board of REALTORS®
- Member of the National Association of REALTORS®
- Member Ohio Association of REALTORS®
- Member Akron-Cleveland Area Board of REALTORS®
- Member of Northeast OHIO Real Estate Exchange
- Former member of the Equal Opportunity and Professional Development Committee with the Akron Area Board of REALTORS®
- Former member of the Realtor Political Action Committee with the Akron Area Board of REALTORS®
- Silver Lake Country Club



PERSONAL

As a lifetime resident of the area, Jaime has a personal interest in the success of her community. Resident of Cuyahoga Falls, Ohio. Attends Christ Community Chapel in Hudson. Graduate of Cuyahoga Valley Christian Academy. Attended The University of Akron and Kent State University. Married to Thomas since 2009, two children Jovi and Aria'. In her free time she loves to cook, travel, coach her daughter's basketball team and volunteer for school events.

Cyndi Kane

REALTOR, CRS, ABR, GRI, SFR, CNE, ePRO, SRES, PPS

REAL ESTATE EDUCATION AND EXPERIENCE:

Over 13 Years of Experience as a Licensed Realtor in Ohio

Completed over 400 Hours of Formal Real Estate Education

Successfully Represented Clients in over 360 Residential Sales

RE/MAX Hall of Fame (only 23% of RE/MAX Agents at this level)

NATIONAL ASSOCIATION OF REALTORS PROFESSIONAL DESIGNATIONS:

CRS– Council of Residential Specialists

GRI – Graduate of the REALTOR Institute

ABR – Accredited Buyer Representation designation

SFR– Short Sales and Foreclosure Resource Certification

CNE-Certified Negotiation Expert

E-PRO– Technology and Social Networking

SRES- Senior Real Estate Specialist

PPS – Professional Property Stager

MEMBERSHIPS AND AFFILIATIONS:

Ohio Council of Residential Specialists– President 2013

Ohio Association of Realtors--Director

Vice Chair Products/Services 2016

Professional Development Division

MLS Forum

Legal Issues Forum

Communications Division

Akron Area Board of Realtors

President 2011

Regionalism Advisory Committee Co-Chair 2012-13

REALTORS Professional Development Division, Chair 2007, 2014

REALTORS Legal and Governmental Affairs Division, Chair 2009

REALTORS Political Action Committee, Chair 2015

AM Akron Toastmasters-Secretary 2009-2012, VP of PR 2012-2013, President 2013-2014

Cuyahoga Falls Board of Zoning Appeals, Chair 2006

Cuyahoga Falls Chamber of Commerce, Board 2005-2007

Immaculate Heart of Mary Church-Member, Lector, Mother of Sorrows Volunteer

Rebuilding Together, Summit County 2004-Present

Relay for Life, Cuyahoga Falls-Committee/Volunteer 2004-Present



City of Cuyahoga Falls
Office of the Mayor

Mayor Don Walters
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January 19, 2017

Dear Members of Council:

This letter is to inform you that I have appointed Anthony Zumbo to the position of Service Director. His resume is attached for your information. The City Charter requires Council approval on this appointment, and I am respectfully requesting that you consider it at your meeting of Monday, January 23, 2017.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Walters".

Don Walters
Mayor

Encl.
DW:cjm

**ANTHONY L. ZUMBO, P.E., P.S.
4302 APPLE ORCHARD
ROOTSTOWN, OHIO 44272
(330) 329-7168**

OBJECTIVE

To pursue a position that provides new challenges and responsibilities that enable me to effectively utilize my knowledge, experience, and skills in management for program development, implementation, supervision, and delivery in the public arena while providing an opportunity for personal growth.

QUALIFICATIONS

Over twenty-three years of combined experience in multiple aspects of public administration. This experience includes management involving program administration, including establishment of policy and procedures; development of capital improvement plan, including project selection, project funding, and project coordination; supervision of both administrative and maintenance personnel; budget development and oversight; and direct oversight of other independent public agencies in program administration, including guidance through state and federal policies and procedures for project development, advertisement, sale, award, and construction. Additional responsibilities include acting as a liaison with funding agencies, local governmental agencies, public officials, media personnel, professional associations, and the general public.

WORK EXPERIENCE

PORTAGE COUNTY ENGINEER

Assistant County Engineer/Planning and Design Engineer - June 2011 to Present

- Responsible to act in the capacity of the County Engineer in his absence and represent him as needed at the County Engineer Association of Ohio (CEAO), the Akron Metropolitan Area Transportation Study (AMATS), the Ohio Public Works Commission District 7, and Portage County's Storm Water Utility.
- Responsible as the Highway, Bridge, and Construction Engineer for the Portage County Engineer (PCE).
- Responsible for developing and administering the County's Capital Improvement Program.
- Responsible for the development of departmental policies and procedures, including Road Use Maintenance Agreements, assist in the management of legal issues, procurement for professional service and contract management, and provide oversight to County facility and fleet management.
- Responsible for daily supervision of the administrative staff and daily direct/indirect supervision of the Maintenance Staff.
- Responsible as management team member during Union Negotiations and legal proceedings and disputes.
- Responsible to act as liaison with other County Agencies, including the Commissioners; other local, state, and federal governmental agencies; the media; professional organizations; and the general public.
- Responsible as administrator for project development, construction plans and specifications, bidding documents, project sale, award, and construction for federal and state funded projects for PCE and other political subdivisions.

OHIO DEPARTMENT OF TRANSPORTATION

District 4 LPA Section Manager – June 2001 to June 2011

- Responsible as LPA Coordinator for District Four's local let program, averaging between 25-40 projects with an annual budget of \$35 to \$60 million dollars.
- Responsible to develop Departmental and District policy and procedures regarding conformance with Federal and State Regulations.
- Responsible as Contract Manager for approximately 30 federal and state funded professional service contracts for approximately \$10 million.
- Responsible for facilitating the local let program delivery including coordination with Program Fund Managers including MPOs, Local Public Agencies, Engineering Consulting firms, and other Department of Transportation Sections in compliance with federal and state policies and procedures.
- Individual project responsibilities include project funding, scoping, construction plan development, PS&E filing with Central Office for federal/state authorization, coordination for environmental and right of way clearance, professional fee negotiation, professional services procurement, construction plan review, project milestone dates relating to funding and scheduling, review and processing of contract award information, establishment of project invoicing, review and authorization for Department expenditures related to projects, and project finalization.
- Manager of LPA Section employees and over 30 local government agencies.

SUMMIT COUNTY ENGINEER

Various positions up to Department Manager – September 1993 to June 2001

- Responsible as engineering manager for design, inspection, and maintenance of all in-house bridge, highway, traffic plan production, and policies and procedures.
- Manager of construction plan review for consultant and in-house bridge, highway, and traffic projects with an average of \$15 to \$20 million in construction costs.
- Responsible for the management of 314 County bridges in regards to design, review, inspection, maintenance, and repair.
- Evaluation and review of consultant Qualification Statements, Technical, and Fee Proposals.
- Manager of the Department support staff.
- Field Engineer and Construction Inspection Supervisor for County's highway and bridge projects, along with all new subdivisions.
- Design Engineer for bridge and highway projects.

Registration

Professional Engineer – Ohio # E-62877
Professional Surveyor – Ohio # S-8326

References

Available upon request

Membership

American Society of Highway Engineers – Cuyahoga Valley Section