

Cuyahoga Falls City Council
Minutes of the Community Development Committee Meeting
November 19, 2012

Members: Carrie Snyder, Chair
Vince Rubino
Mary Ellen Pyke

Mrs. Snyder called the meeting to order at 7:05 p.m. All members were present.

The minutes from the September 17, 2012 Committee meeting were approved as corrected.

Legislation Considered

Temp. Ord. A-91

Discussion:

Temp. Ord. A-91

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the demolition of buildings and removal of demolition debris at various locations in the City, certifying the cost thereof to the County Fiscal Officer for collection in the manner provided by law, and declaring an emergency.

Mrs. Snyder stated this legislation was held at the September 17 meeting due to a short sale on 9th St. and also due to expected repairs at Falls Avenue. Council has received an update and was asked to discuss this again because there have been changes. Mr. Demasi stated the short sale on 2512 9th Court fell through. The City can now proceed with demolition of the project. The current owner is not opposing. The City received three quotes and will proceed. With regard to the property at 1532 Falls Avenue, the maintenance company hired by the bank made repairs to the back roof on September 19 but the bank has not made any additional repairs. The City is asking for permission to move forward in the demolition process for this property in case the bank does not make the remaining repairs. Mrs. Pyke asked about the condition of this property. Mr. Demasi stated the roof had a large hole but that was repaired. There are some structural defects to the porch and foundation walls, and there are unsanitary conditions inside the house. No repairs have been made since September 19. Mrs. Pyke asked how often the City pursues information on the home. Mr. Demasi stated that Mr. Nettles tries to contact the bank weekly but the bank is not responding. Mrs. Snyder asked when demolition would occur if this is brought out and passed by Council. Mr. Demasi stated it could be late December to late January.

Jacob Goepfer, 1524 Falls Ave., lives near the property. Animals have lived and died in the house, the basement is filled with mold, and roof shingles blow off in the wind. The house has been empty for three years. He added that large pieces of the fence are laying in the backyard. The property is getting worse with rodents. He would like to see something happen sooner rather than later.

Bill Fenchel, 862 S. Lindley asked about the house on N. Hampton that had the meth lab in it. Mr. Demasi replied that the house is scheduled for demolition in two days. Mr. Fenchel asked who pays for the demolition. Mr. Demasi stated the City is using a grant from Summit County. Anything above and beyond that amount will be assessed to the property owner.

Max Davis asked how the demolition was planned. Mr. Demasi stated when they do a demolition on a home, they take it apart and haul it to a landfill. Any rodents and trash also gets removed from the property. The City does not have possession of the home but will make sure no one is inside before proceeding.

Mrs. Pyke moved to bring out A-91 with a favorable recommendation, second by Mr. Rubino. Motion passed (3-0).

Meeting adjourned at 7:20 p.m.