

**Cuyahoga Falls City Council
Minutes of the Public Affairs Committee**

February 21, 2017

Members: Vic Pallotta, Chair
Adam Miller
Jerry James

Mr. Pallotta called the meeting to order at 7:10 p.m. All members were present.

The minutes from the January 23, 2017 meeting were approved as written.

Legislation Discussed:

Temp. Ord. B-9
Temp. Ord. B-13
Temp. Ord. B-14

Discussion:

Temp. Ord. B-9

An ordinance authorizing a waiver of the water and sewer tap-in fees set forth in Sections 923.10 and 925.06 of the Cuyahoga Falls Code of Ordinances for Woodridge Local School District, and declaring an emergency.

Mr. Russell Balthis, Law Director, stated that what this ordinance does is suspends the requirement imposed by two Codified Ordinances, 923.10 and 925.06. Codified Ordinance 923.10 and 925.06 created districts within the city where there was a tap-in fee to help pay for the implementation or the construction of certain utilities and infrastructure that was provided by water and sewer lines. Approximately a year ago, they came back and adjusted those tap-in fees for residential properties. This ordinance concerns how these tap-in fees apply for commercial development, which the Woodridge School construction would count as. They looked at the size of it and those were the numbers that were calculated on what the costs would be. The Administration is proposing that the City waive those fees for several reasons, one of which is the main purpose of these additional fees is to pay back the debt that was used to put in that infrastructure. The Woodridge School District is constructing an 84,047-square-foot elementary school and a 19,000-square-foot high school gymnasium addition. These will be state-of-the-art elementary school facilities. What is also very exciting is the relocation of the Woodridge Intermediate School from the Village of Peninsula to the City of Cuyahoga Falls will bring just over 50 new jobs with an annual payroll of approximately \$2.33 million to the City. It is also worthwhile to note that estimates are that the construction personnel working on the building will contribute an estimated \$225,000 in income tax to the city as part of their project on this. The overall construction of the project will be \$28 million. Given the size of that investment, the great partner that the Woodridge School District has been in different economic development projects and projections that the residential development will pay for all the additional, we thought it was appropriate. One question that's been raised is if the Cuyahoga Falls School District were to build something, would they get a waiver, as well. They wouldn't get a waiver, because they wouldn't be in that district, so they

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wouldn't get charged that fee. If the Cuyahoga Falls School District was building something similar to what the Woodridge School District is building, the tap-in fee for water would be \$500. That gives a comparison of what the cost would be.

Mr. Bryan Hoffman, Finance Director, stated that, approximately a year ago, the Administration did come back to Council to decrease those tap-in fees under the sewer with the idea that it would negatively impact development in that area. The projections were on residential properties only. They didn't use any commercial properties. The bulk of those projects was the Buckeye property and the Preserve at Salt Creek. Those are moving as planned, so the vast majority of the debt being paid off will be from that residential development. Projections at the time were both on that property, a couple properties up towards the Boulder Estates and Hidden Lakes and then some septic systems that they thought would fail over time. They were conservative on their numbers and approach. It was anticipated to last another 10 years or so to be able to make those payments on the debt. The debt is scheduled to be paid off on the sewer lines in 2018. At that point, they would just be recouping debt payments from previous years.

Mr. Pallotta stated that they have Terry Rivera, of Regency Construction, there this evening. Walter Davis, Superintendent of the Woodridge School District, had a school board meeting this evening, so he couldn't be present tonight. Ms. Terry Rivera, President, Regency Construction, and owner's representative for the Woodridge Local School District, stated that the school district passed a bond issue, back in November 2015, for a Master Plan that had basically three components to it: Replacement of the middle school roof, which was accomplished in 2016; an additional renovation to the high school gym and then a Pre-K through 5th grade elementary school on the site that sits between both Quick Road and State Road. The elementary school and high school construction is scheduled to start this spring, 2017. There is a groundbreaking scheduled for March 19th, 2017. The passing of this legislation will allow the school district to complete more of the District's Master Plan components that are not currently part of the base bid due to the budget, things like having to mitigate the wetlands and soil stabilization. The school district wanted Council to know that there are very appreciative of their ongoing relationship with the City on facilitated growth in the Woodridge part of the city. Mr. Iona thanked Ms. Rivera for coming. He stated that the Woodridge School District is in his ward and it's going to be a great project when completed.

Mr. Miller moved to bring out Temp. Ord. B-9 with a favorable recommendation, second by Mr. James. Motion passed (3-0).

Temp. Ord. B-13

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

Police Chief Davis stated that there is only one item tonight from the Traffic Control Committee. It is to prohibit parking, from 6 p.m. to 6 a.m., at the dead-end of Valleyview that is down by Babb Run Park. He, Mr. Pallotta and Mr. Ed Stewart, Superintendent of Parks and Recreation, met with some of the residents. Some of their concerns were people being in the park after hours and what

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could be done to help to curtail that. The Park and Recreation Department is going to place another gate there. That should help keep people from going around the gate that's currently there into the Valleyview area. One of the things that was determined was if parking was eliminated in that area, it may curtail people parking on Valleyview and coming into the park after hours. That is one of the solutions they came up with through Traffic Control. Mr. Pallotta asked if the dead-end mentioned in the ordinance includes four homes. Chief Davis stated that they met with the residents whose homes were affected. Mr. Pallotta conducted a poll in the area to make sure the residents were in support and they were. The signs will be placed in front of those addresses to indicate there is no parking there. Mr. Pallotta stated that it is going to present more of a safety situation for the homeowners there. Chief Davis stated that the Street Commissioner also appreciated it, because it makes it easier for plowing and trucks.

Mrs. Pyke asked if just stating that it is a dead-end in the ordinance is adequate or should they give house numbers. Chief Davis stated that the minutes from the meeting contain the house numbers and they can make a notation. When the signage is put up, it will indicate no parking from here to hear with arrows. Mrs. Pyke asked if the dead-end should be defined by what house address since this is going into the Traffic Control file and because she is not sure it is a dead-end. Mr. Balthis stated that he would be happy to speak with Chief Davis, look at the Traffic Control minutes and then bring a substitute ordinance. His recommendation would be that if Council wishes to bring it out with a favorable recommendation, it then could be substituted if Council wishes to provide more clarity.

Mr. Miller moved to bring out Temp. Ord. B-13 with a favorable recommendation, second by Mr. James. Motion passed (3-0).

Temp. Ord. B-14

An ordinance amending various sections of the Codified Ordinances to conform to State law, approving the 2016 replacement pages to the Codified Ordinances of the City of Cuyahoga Falls, and declaring an emergency

Mr. Pallotta stated that the Walter Green Company, every year, compares the State laws to the Cuyahoga Falls ordinances and makes sure everything is current and matches. The total cost is \$5,414.62. That represents a small portion of what it would cost if Mr. Balthis had to work for two months on it and takes far less time. They have already given Council a packet of the changes. In previous years, it was discussed if Council would rather have a hard copy or a disk. It is also on the website. Mr. Pallotta asked what the cost was to have each copy printed. Mr. Balthis stated that they really don't break that down. In past years, they were informed that it is negligible compared to the cost of the disks at \$30 apiece.

Mr. James moved to bring out Temp. Ord. B-14 with a favorable recommendation, second by Mr. Miller. Motion passed (3-0).

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Mrs. Janice Kelly, 2658 11th Street, stated that she has an ongoing concern. She went to see the Mayor about it on the February 9th, and was picked off by the secretary and Deputy Service Director, so she didn't get to speak to the Mayor. She is happy to speak to everyone now, including the Law Director and someone who deals with water and sewers. Starting in December, the Beacon Journal started delivering packets of ads every Sunday. Nobody seems to want them. She has never seen them pick them up and read them. They're delivered to the apron, and, as water seeks the lower level, the snow and the rain washes them down the street to the storm drain. There are three reasons she wants this stopped: It's litter, it's very ugly and if people don't pick them up and the water pushes them down the street, it's going into the storm sewers. If the Beacon Journal gets away with it, why not the other bulk advertising people, like the Town Money Saver and something called Maximum Values. She stated that Miss Hazlett told her there was no litter laws and said it was not a problem. Ms. Nichols-Rhodes stated that she will contact the Beacon Journal.

Mr. Pallotta stated that before he adjourns, he wanted to mention something about the sound system. They have had four contractors come in and look over what Council has here. They have given recommendations and estimates on what they would perceive happening here with a better sound system. They have available a wired system and a wireless system that vary anywhere from \$10,000 to \$20,000. Mr. John Konich, Director of Information Technology, is going to be bringing in one of those vendors who is going to demonstrate the lapel mikes, which are a good option. At some point in time, the vendor will come in to test them out to see what Council, overall, would like to have.

The meeting adjourned at 7:34 p.m.