

**Cuyahoga Falls City Council**  
**Minutes of the Public & Industrial Improvements Committee**

**February 6, 2017**

**Members:** Jeff Iula, Chair  
Adam Miller  
Mary Nichols-Rhodes

Mr. Iula called the meeting to order at 6:57 p.m. All members were present.

The minutes from December 19, 2016, Public Improvements Committee meetings were approved as written.

**Legislation Discussed:**

Temp. Ord. B-4

Temp. Ord. B-5

Temp. Ord. B-6

**Discussion:**

**Temp. Ord. B-4**

An ordinance authorizing the Mayor or his designee to enter into a contract or contracts, according to law, for the replacement of a waterline in Highland Avenue, from Bailey Road to Victoria Street, and declaring an emergency.

Mr. Iula stated that Highland Avenue is on the east side of Cuyahoga Falls. The water line was originally installed in 1952. They hope to start in April and be done by around August. It is in the capital budget and would be about \$380,000. Any interruption would be for an hour or so during the day while they're replacing it. Mrs. Pyke asked if there are any lead water lines in Cuyahoga Falls. Mr. Tony Demasi, City Engineer, stated that yes, there are. There is a requirement to locate those and report them, and they have done that. Mrs. Pyke requested a list of those water lines. She asked if they are testing the homes that are getting water from those lines. Ms. Teresa Hazlett, Deputy Service Director, stated that there are 20 to 30 homes that are tested annually per EPA requirements. Those are homes that do have those lead water lines. Mrs. Pyke asked in which area of the city those lines are located. Ms. Hazlett stated that they test all over the city. They pick those locations randomly and test those annually. Mrs. Pyke asked if there were plans to replace those lead water lines. Ms. Hazlett stated that the plan is to replace the lines as needed, but there is no master plan to replace the lead water lines. Mrs. Pyke asked if there was a grant available to replace lead water lines. Ms. Hazlett stated that that is something they can look into, but they treat the water for any potential lead that comes from the lines and follow EPA requirements for that. Mrs. Pyke stated that she has reports of some of the testing, and it met all the requirements. Ms. Hazlett stated they comply with all EPA requirements and she will give Mrs. Pyke a copy of what was submitted to the EPA.

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

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**Temp. Ord. B-5**

An ordinance authorizing the Mayor or his designee to enter into a contract or contracts, according to law, for the Woodward Creek Culvert under Sandalwood Lane Improvement Project, and declaring an emergency.

Mr. Demasi, City Engineer, stated that Woodward Creek begins near Woodridge High School and travels south and west, eventually emptying into the Cuyahoga River near the Water Reclamation Center. Woodward Creek experienced severe flooding on May 12th, 2014. That storm produced 4 inches of rain in 45 minutes, which, per their charts, is beyond the thousand-year storm. In November of 2014, they received a study commissioned for Woodward Creek from the headwaters near the high school to Northampton Road. That report provided a summary of existing conditions, including that some of the culverts are undersized based on current design standards and areas in between the culverts were being filled in with vegetation and silt and not being maintained. The report provided recommendations, including upgrading the culvert pipes and improving the drainage in between the pipes and the channels. In 2015, they began designing three of those culverts upgrades. They would do one in 2016, one in 2017 and one in 2018. Depending on the roadway traffic, the culverts need to be designed based on either a 10-year or 25-year storm event. They decided to design them all based on the 100-year storm event. The Chart Road upgrade was successfully completed last year. This year, the Sandalwood project proposes to add an additional six-foot diameter culvert pipe adjacent to the existing six-foot diameter culvert pipe located there now. Because the project will require the full closure of the road and is a school bus route, they won't start the project until May 30th, at the earliest, and the project will be completed by July 31st. Bids were opened on July 31st. Mr. Iula asked how the residents will have access with blocking off part of Chart Road. Mr. Demasi stated that the Creekside subdivision has two entranceways, one on Sandalwood and one on Creekside Trail, so it's a simple detour around. Mr. Iula asked if the work will affect the residents' water supply. Mr. Demasi stated that there is a water line on one side that they hope to be able to avoid, but they have contingency items in place to replace it in case it does become a problem. If they do have to replace that small section, there will be a small outage of water at the time, but everyone will be informed. Mr. Iona stated that he is happy to hear that this is going through. That subdivision has had so many flooding problems. Last year, the first culvert being put in seemed to eliminate a lot of complaints. People are starting to ask him about the second one. He wishes they can do it all at once, but understands there are budgetary constraints.

Mr. Miller moved to bring out Temp. Ord. B-5 with a favorable recommendation, second by Ms. Nichols-Rhodes. Motion passed (3-0).

**Temp. Ord. B-6**

An ordinance authorizing the Mayor or his designee to enter into a contract or contracts, according to law, for services to design, engineer and construct concrete, masonry, electrical and mechanical repairs to the City-owned parking garages located at 2035 Old Town Loop (the "Blue" Parking Deck), 2052 Front Street (the "Red" Parking Deck), and 2318 Second Street (the "Green" Parking Deck), and declaring an emergency.

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Mr. Iula stated that this is an ordinance they have every year to try to repair these decks. The Blue Deck was built in 1975, the Red Deck was built in 1980 and the Green Deck was built in 1981. They're all anywhere from 35 to 40 years old, so they need a lot of repairs. There are 600 spaces in these three decks. A lot of them are being used not only for the festivals, but every day by all the businesses down there. They are hoping to get them totally repaired and not just patched up this time. It is a very expensive undertaking. They will have to borrow and do some bonds. The amount for the repairs is \$3.7 million. Mr. Iula asked Mr. Demasi how long the lifespan is on most parking decks in the Northeast. Mr. Demasi stated that, with good maintenance, there really is no end life, but if they do not have proper maintenance, they will have an end life and it will come to a point where they would have to consider demolishing them and rebuilding them. Mr. Iula asked if the repairs would be a part of the whole Front Street Project. Mr. Bryan Hoffman, Finance Director, stated that this project is a separate project. It correlates with the Front Street Project. Because these decks are near Front Street, the hope is to be able to maintain those and keep those up, so there will be more parking spaces there for customers to be able to use once Front Street would be opened. Mr. Iula stated that he has photographs to pass around to Council of the damage in the three decks. One of the businesses below the Red Deck was so bad it was leaking into their office this year. If they want to keep business and get new business down there, they must make sure that these decks are really repaired this time. It is a large amount of money. Hopefully, they will be able to borrow it and get some bonds, but he is very much in favor of it.

Mrs. Pyke asked if the amount of \$3,755,550 is part of the 13-million-dollar figure that Council heard at the January 31st public meeting for Front Street. Mr. Hoffman stated that he believes there are some parking deck figures in that estimation. Mrs. Pyke asked if the \$3.755 million was on top of the \$13 million. Mr. Hoffman stated that it was not on top of the \$13 million. Mrs. Pyke asked if it was within the \$13 million. Mr. Hoffman stated yes. Mr. Iona stated that he went down to the parking decks on a weekday afternoon and most of the top levels in the parking decks were vacant. When he went down to South Front Street on Friday, there was no place to park. There are signs stating there is no parking in front of various local businesses. There needs to be a sort of city-wide valet system to allow people to park in the decks and get back and forth. With that part of the opening of Front Street, looking at that total number, \$13 million, it includes millions for just the parking deck. If nothing else is done, those parking decks need to be done, so he is very much in favor of this ordinance.

Mr. Pallotta stated that when they were on the bus tour to Oak Park, the parking decks had digital readouts that displayed how many parking spots were available in the deck. His understanding is that they would cost \$5,000. When driving around looking for a parking space, the LED display would indicate the amount of parking spots available. He would suggest that if they are going to upgrade the parking decks, they should throw in a couple more thousand dollars and get the parking spaces available LED lights. Mr. Colavecchio stated that he knows they are in a low-interest-rate environment and asked what the anticipated interest rate is that the City would be paying on a loan of that size. Mr. Hoffman stated that he hasn't looked at rates that very closely this year, but the short-term, one-year notes are in the one to two-percent range, so it is still a fairly cheap environment for notes and bonds. Mrs. Pyke asked if Council could get a commitment that

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there will be LED digital readouts in the parking decks. Mr. Demasi stated that they will be in the package.

Mr. Iula stated that one of the larger items that needs to be repaired in the parking decks is the elevator in the Red Deck. He asked Mr. Demasi how much that repair would cost. Mr. Demasi stated that it wasn't working today. It will probably be a couple hundred thousand dollars. It needs to be brought up to current ADA standards. It is so old and obsolete, they cannot even buy parts for it. Mrs. Pyke asked, if this legislation were to move forward, would elevators be put in all three parking decks. Mr. Demasi stated it would not be as a result of this ordinance, but as a result of the entire Downtown project. This ordinance authorizes repairs to the elevator in the Red Deck and installation of a new elevator in the Blue Deck. As part of the Downtown project, there will be an elevator installed in the Green Deck, which does not currently have an elevator.

Ms. Nichols-Rhodes moved to bring out Temp. Ord. B-6 with a favorable recommendation, second by Mr. Miller. Motion passed (3-0).

The meeting adjourned at 7:19 p.m.