

Cuyahoga Falls City Council
Minutes of the Finance Committee Meeting
April 27, 2009

Members: Don Walters, Chair
Debbie Ritzinger
Carol Klinger

Mr. Walters called the meeting to order at 6:37 p.m. All members were present.

Legislation Considered

Temp. Ord. B-39

Discussion:

Temp. Ord. B-39

An ordinance authorizing the Director of Public Service to enter into a contract or contracts according to law for the purchase of the Quirk Cultural Center and, as consideration therefor, the design and construction of six lighted tennis courts at the Cuyahoga Falls High School campus, and declaring an emergency.

Bill Lohan explained how they got to be where they are now with regard to the Quirk Center. The lease for Quirk expires September 1, 2011. He has money set aside in this year's budget to make some capital improvements, however, he does not want to spend that money if the City will not be in possession of Quirk after September 1, 2011. The City currently pays \$100 per year in rent. That will most likely not continue if the lease gets renegotiated because the school district is in need of money. Currently, only two of the City's 17 tennis courts are playable. Freezing the courts during the winter to provide ice skating for residents has done irreparable damage. Parks & Rec. budgeted \$150,000 to do three courts at Oak Park at \$50,000 per court. In a meeting with the School Board, the comment was made that the high school's three courts are not in good shape, and that they actually need six courts for matches. Currently, they have to bus students back and forth between Oak Park and the High School for matches. If the City enters into a purchase agreement with the School Board for Quirk, it will receive up to a 50 percent credit off the purchase price for depreciation on capital improvements the City has made. In reviewing the improvements, Mr. Lohan and Dr. Holland came up with a \$250,000 credit. The appraised value for Quirk which was done in October, 2008 was between \$600,000 - \$1 million. Because of the current real estate market, Dr. Holland felt it would probably be closer to the \$600,000 figure. GPD Associates did an estimate for the design and construction of a six court complex for \$385,000. Therefore, a \$600,000 purchase price less the \$250,000 credit would equal \$350,000. Of that, \$150,000 is already budgeted so the City would need to come up with an extra \$235,000. This deal would create three additional tennis courts and the City would end up owning Quirk. There will be a memorandum of understanding between the City and the School Board stating that the high school would have priority use of the tennis courts during its tennis season; second priority would go to Park and Rec. for tennis lessons; and third priority would be community usage. This deal takes away the unknown of what will happen when the Quirk lease expires.

Mr. Walters asked whether there were any discussions about the School Board selling Quirk without the tennis court deal. Mr. Lohan stated that if the value was at \$600,000 and the Board was o.k. with building the tennis courts, two problems were solved at the end of the day. If the City does not do the tennis courts, it would have to come up with an additional \$350,000. He just didn't think to explore anything else at this point. This deal has been agreed upon between himself and Dr. Holland, and Dr. Holland was presenting it to the School Board this evening for its approval. Mr. Walters asked who ordered the local real estate appraisal. Mr. Lohan indicated it was ordered and paid for by the School Board and was prepared by

Britton, Smith, Peters and Kalail Co. L.P.A. Mr. Walters asked if the remaining courts would be repaired. Mr. Lohan stated that other than Kaiser, the remaining 15 are beyond repair. They plan to convert those 15 courts into other uses such as into green space at Oak Park; into a parking lot at Valley Vista; removing the poles and leaving the hard surface to be used as a play area for the students at Preston; and possibly turning the courts at Kennedy into a sand volleyball court, so that the current sand volleyball area at WaterWorks can be filled in and made into an additional grassy area for patrons. The Ross Park courts will be left alone as there is a two million gallon tank of water beneath the courts and the Water Department does not want any kind of heavy equipment in or around the area. Mr. Walters asked if the lighting at the high school is adequate for six new courts. Mr. Lohan stated that lighting is included in the project. Mr. Brodzinski added that the additional money would come as a result of a project which will not be done and was budgeted for \$279,100. Mr. Walters asked if that is a project which will need to be done later. Mr. Brodzinski indicated that project was more of a place-maker and will not be done in the foreseeable future, at least not right now. Mr. Sebastian added that residents have been coming in and complaining about the condition of the courts. Just patching them up will not make the residents happy. Mr. Walters agreed. This would be offering something new that would be open to the public. Mr. Lohan pointed out that the high school would also be central to residents and that most would not be traveling much farther than they already do to play tennis. The most-used courts are the high school and Oak Park. Mr. Walters asked whether Woodridge was open to the public. Mr. Arrington indicated it was.

Mrs. Ritzinger stated she is in favor of this legislation. It is a good idea and she is glad to see Parks & Rec. working with the schools. Mrs. Klinger stated that Mr. Lohan's numbers didn't quite work out. Mr. Lohan indicated he misstated and that the number is \$385,000. Mrs. Klinger asked if there would be any other amenities such as drinking water or rest rooms. Mr. Lohan stated there would not. Mrs. Hummel asked whose responsibility it would be to maintain and repair the facilities should this proceed. Mr. Lohan stated they currently maintain the daily, routine maintenance of all of the courts, including the high school. They would continue that relationship going forward. Once it came time to resurface the courts, which would be between the fifth and seventh years, they would approach the school board about splitting the cost. That would all be part of the agreement. Mr. Barnhart applauded the efforts and the forward-thinking that is shown as far as the Quirk Cultural Center. This would be good for the City and for the taxpayers. Mrs. Pyke stated she was glad to see this legislation and felt that many people will be surprised to find out that the City does not already own Quirk. She asked whether it would break the deal should the School Board decide it does not want the tennis courts. Mr. Lohan indicated it would break this deal but they would work on putting together another deal. Mrs. Pyke was in support of this legislation.

Committee recommended holding Temp. Ord. B-39.

Meeting adjourned at 7:08 p.m.