

## CUYAHOGA FALLS CITY COUNCIL

### Minutes of the Public Improvements Committee Meeting

June 16, 2014

Call to Order	The meeting was called to order by Mr. Iula, Chair, at 6:38 p.m. A quorum was present.
Approval of the Minutes	Approval of the minutes was deferred
Agenda Items	
Temp. Ord. A-58	<p>An ordinance authorizing the Director of Public Service to enter into a contract or contracts without competitive bidding with Arbor Construction Company for the construction of sidewalks, landscaping and other public improvements on State Road, Portage Trail, and Lillis Drive, and declaring an emergency.</p> <p>Proponent testimony was offered by Community Development Director Diane Sheridan. Ms. Sheridan stated that the Portage Crossing public improvements project was bid in 2012 and was authorized by Ord. 63-2012. In August 2013, at the request of the contractor, the sidewalks and landscaping portions of the project were removed from the contract due to delays in the overall project. Additionally, the public portion of the sidewalks and landscaping portions of the project need to be coordinated with the private sidewalks and landscaping to be constructed at Portage Crossing. The portions removed from the contract are on Portage Trail from State Road to Lillis Drive, and State Road to Graham Road.</p> <p>Coordination of sidewalk construction will permit uniform appearance and protect the sidewalks from damage during construction. Rebidding this portion of the contract would result in higher costs to the City because the project was bid two years ago, and would delay the opening of Portage Crossing. Arbor Construction will be completing the privately funded work.</p>

The Chair asked if Arbor Construction bid on this project in 2012. The City Engineer stated they did not. The Chair asked if the City would get a better deal if would bid this out. Ms. Sheridan stated that the increase in prices would be reflected in the bid. The Chair stated that the project is budgeted at \$316,000, and asked what that includes. Ms. Sheridan stated that it includes sidewalks, planters, bollards, chains, embossed concrete, trees, planting soil and pavers. The Chair stated that he remained skeptical of the strategy of placing store entrances and parking on Portage Trail, and asked if the stores on Portage Trail will have front and back entrances. Ms. Sheridan stated that some will, but the developer is planning the streetside entrances to be as engaging as possible, and the design will encourage use of the front entrances.

The Chair recognized a member of the public, Steve Rubin (no address given), representing Stark Enterprises, who stated that Arbor Construction is the construction arm of Stark Enterprises. Mr. Rubin stated that Arbor will try to hold the price for the same scope of work that was bid on by Karvo two years earlier. Arbor will charge no overhead and no profit. The City's cost will be "within a couple thousand dollars" of Arbor's actual cost. The design of the buildings is a "main street" concept and each was intended to face the street. Each building on Portage Trail except the fitness center will have an entrance on Portage Trail. Only one tenant will have a back door (the pet supplies store). When the project is finished and everyone sees how it will work, they should be happy with it.

The Chair asked how the lack of back doors will work when the weather is inclement. Mr. Rubin stated that the design intent is to encourage people to walk and spend time at the center. This is what was proposed to the City 5 years earlier, and Stark is intending to stay true to that concept.

The Chair recognized Mrs. Snyder, who asked if there is a written agreement that Arbor will not exceed the City's \$316,000 budget for this project. The City Engineer stated that the price of the work will be in the contract.

The Chair recognized Mrs. Pyke, who asked if the ordinance can be amended to state that the cost of the work will not exceed \$316,000. The Law Director stated that this can be done. Mrs. Pyke asked the Law Director to explain the description of the project area as set forth in the ordinance. The Law Director stated that this language is taken directly from Ord. No. 63-2012.

The Chair recognized the Mayor, who stated that he has been attempting to facilitate a meeting between Stark Enterprises and Stuart Graines, and that this meeting did occur. Mr. Rubin acknowledged that the meeting did occur.

There was no opponent testimony. There was no public comment.

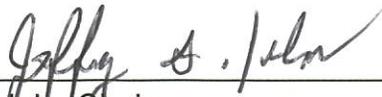
Motion by Mr. Mader to release Temp. Ord. A-58 with a favorable recommendation. Seconded by Mrs. Snyder. Motion adopted by acclamation.

Non-Agenda Items

None.

Adjournment

Without objection, Chairman Iula adjourned the meeting at 6:54 p.m.

  
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Jeff Iula, Chair

  
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Paul A. Janis, Clerk of Council