

CUYAHOGA FALLS CITY COUNCIL

Minutes of the Meeting of the Public Affairs Committee

September 21, 2015

Call to Order

The meeting was called to order by Mr. Pallotta, Chair, at 6:42 p.m. A quorum was present.

Approval of the Minutes

Approval of the minutes was deferred.

Agenda Items

Temp. Ord. B-70

An ordinance authorizing the Mayor to execute the Summit County Intergovernmental Memorandum of Understanding for Job Creation and Retention and Tax Revenue Sharing, and declaring an emergency.

Proponent testimony was offered by Community Development Director Diane Sheridan. Ms. Sheridan stated that legislation approving this agreement has been submitted to Council every year since 2010. The agreement triggers revenue sharing between communities when a relocating business receives an economic incentive from the destination community, or when the relocation causes a significant revenue loss to the departure community, defined as more than a \$3.5 million annual payroll or more than 5% of the departure community's annual income tax receipts averaged over the two years prior to the departure. This year's agreement includes one change from the 2014 agreement, which construes income tax rebates and credits to be limited to only newly created jobs. The City's participation in this agreement results in a 5% credit for points available when Summit County scores public works projects for the Ohio Public Works Commission. The administration asks that the ordinance be adopted.

The Chair asked if there are any communities that have not signed this agreement. Ms. Sheridan stated that while four communities

did not sign the 2014 agreement, this year only the City of Green has not signed.

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

Motion by Mr. Weinhardt to release Temp Ord. B-70 with a favorable recommendation. Seconded by Mr. DeRemer. Motion adopted by acclamation.

Temp. Ord. B-71

An ordinance amending Section 925.06 of the Codified Ordinances to adjust the surcharge, and declaring an emergency.

Proponent testimony was offered by Finance Director Bryan Hoffman. Mr. Hoffman stated that a 1996 ordinance set a fee structure for tap-in and use of the Woodridge Sewer in its area of influence. The tap-in fee established in 1996 increases at a rate of 6% annually and is now \$15,430.81, which pursuant to an ordinance passed last year can be paid over 10 years. The tap-in fee increases through 2030. The purpose of the tap-in fee is to ensure that those benefitted from an infrastructure investment pay for it, rather than the ratepayers as a whole. Tap-in fees are now being paid only in Hidden Lakes and Boulder subdivisions, which are almost totally built out. It is the position of the administration that the tap-in fees are now inhibiting development in the area served by the Woodridge Sewer. Developers mention the tap-in fees as a problem, and the administration estimates that the Woodridge tap-in fee is, on average, at least double of what the sewer tap-in fees are in surrounding communities. The City's outstanding debt for construction of the Woodridge Sewer is slightly more than \$1 million and will be retired in 2018. The City is capable of reimbursing itself for construction costs through these fees beyond 2018. The City is proposing, and this ordinance provides for a tap-in fee of \$5,000

for single family homes and elimination of the 10-year payment plan.

The Chair asked how much had been raised in tap-in fees in relation to the total cost of the project. Mr. Hoffman stated that the total debt obligation is \$7,577,000 and \$6,522,000 has been collected. The Chair asked how the revised tap-in charges would support the remaining debt, considering the likelihood of future development in the area served by the sewer. Mr. Hoffman stated that the remaining available lots in Hidden Lakes and Boulder, and the new Buckeye Sports development, as well as scattered lots and 122 potential septic conversions would support this plan over 10 years.

The Chair recognized Mr. Weinhardt, who asked if the elimination of the 10-year payment plan would affect the viability of this plan. Mr. Hoffman stated that the 10-year payment plan was suggested as a remedy for the objections of developers, but no one has actually taken advantage of this plan and no one is currently on a payment plan. The reduced tap-in fee eliminates the need for a payment plan.

The Chair recognized Mrs. Pyke, who asked how people who recently tapped in at the \$15,000 rate would be treated. Mr. Hoffman stated that there were only two tap-ins in 2014. One was a business and one was a speculative foreclosure home rehab. Both were septic conversions where the owner had no real choice other than to tap in. Mrs. Pyke stated that she supports reducing the tap-in fee, but is concerned about fairness to the people who already paid vastly higher amounts to tap in.

The Chair recognized a member of the public, Jason Anderson, 2869 – 11th St., who stated that he owns property in the Creekside subdivision and would not have bought there had he known of the tap-in fee. It is not

something one considers when deciding to buy property. He will not build until this issue is resolved.

There was no opponent testimony.

Motion by Mr. Weinhardt to release Temp Ord. B-71 with a favorable recommendation.
Seconded by Mr. DeRemer. Motion adopted by acclamation.

Temp. Ord. B-72

An ordinance amending Section 945.10 of the Codified Ordinances, relating to lots and memorials for Veterans, and declaring an emergency.

Proponent testimony was offered by the Mayor. The Mayor stated that the Veterans' section of the City's cemetery is designated for veterans only. Spouses must go elsewhere. This ordinance allows the remains of veterans' spouses to be interred with the remains of a previously interred veteran if the remains of the spouse have been cremated. For veterans who are still living, this ordinance allows both the veteran and the spouse to be interred together when the time comes by double stacking the burial plot. This would be available even where the spouse predeceases the veteran. Only one spouse will be accommodated. The spouse's name will be engraved on the back of the standard veteran grave stone.

The Chair asked (inaudible). The Mayor stated that the grave stone is provided by the Veterans' Administration without cost and the burial plot is provided by the City at no charge.

The Chair recognized Mr. James, who stated that in federal veteran cemeteries, the spouse is taken care of. Providing veterans with certainty in this issue in the City's cemetery will provide great piece of mind to veterans' families.

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

Motion by Mr. Weinhardt to release Temp Ord. B-72 with a favorable recommendation. Seconded by Mr. DeRemer. Motion adopted by acclamation.

Temp. Res. B-73

A resolution expressing support for and urging passage of Issue 12, the Cuyahoga Falls City School District levy, at the general election to be held on November 3, 2015, and declaring an emergency.

The Chair recognized Superintendent Todd Nichols, who gave a presentation in support of the proposed tax levy.

The Chair thanked Dr. Nichols for his presentation.

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

Motion by Mr. Weinhardt to release Temp Res. B-73 with a favorable recommendation. Seconded by Mr. DeRemer. Motion adopted by acclamation.

Temp. Ord. B-74

A resolution expressing support for and urging passage of Issue 19, the Woodridge Local School District levy, at the general election to be held on November 3, 2015, and declaring an emergency.

The Chair recognized Superintendent Walter Davis, who gave a presentation in support of the proposed tax levy.

The Chair thanked Mr. Davis for his presentation.

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

Motion by Mr. Weinhardt to release Temp Res. B-74 with a favorable recommendation. Seconded by Mr. DeRemer. Motion adopted by acclamation.

Non-agenda items


None.

Adjournment

Without objection, the Chair adjourned the meeting at 7:31 p.m.



Victor Pallotta, Chair



Paul A. Janis, Clerk of Council