

Cuyahoga Falls City Council

Minutes of the Council Meeting of March 3, 2014

Call to Order

Mrs. Pyke called the meeting to order at 6:31 p.m.

1. Roll Call

Present: Mr. Colavecchio
Mr. DeRemer
Mr. Iula
Mr. James
Mrs. Klinger
Mr. Mader
Mr. Pallotta
Mr. Rubino
Mrs. Snyder
Mr. Weinhardt
Mrs. Pyke
Absent: (none)

2. Invocation

The invocation dispensed with.

3. Pledge of Allegiance

The Pledge of Allegiance was dispensed with.

4. Approval of Minutes of Previous Council Meeting.

Approval of the Minutes was dispensed with.

5. Reading of petitions, claims, communications and reports of City officials.

Reading of Communications was dispensed with.

6. Introduction of new ordinances and resolutions.

The following ordinances were introduced and referred as noted:

To the Public Affairs Committee:

Temp. Ord. A-17

An ordinance authorizing the Director of Finance to increase appropriations in the Street Construction, Maintenance and Repair Fund, and declaring an emergency.

7. Public Hearings

A public hearing was held concerning the following:

Temp. Ord. A-13

An ordinance approving regulatory text amendments to Section 1112.04, Title 1, Part 11, titled "Design and Historic Review Board" and Section 1132.21 of Chapter 1132, Title 3, Part 11, title "H, Historic Overlay" of the Codified Ordinances of the City of Cuyahoga Falls (General Development Code), and declaring an emergency.

Planning Director Fred Guerra gave a staff report. He stated that the regulatory text amendments were part of the City's effort to become a certified local government, and that the amendments needed to be complete by March 31, 2014 so that Triad Communications can apply for a historic preservation tax credit relative to its property at 1701 Front Street. The City revised its Development Code in 2005 but was not ready at that time to enact historic preservation overlay districts and associated regulations. In 2013 the City hired a consultant, Chambers, Murphy & Burge, to develop a plan and guidelines necessary to become a certified local government. Without this designation, developers of historic properties would be unable to qualify for historic preservation tax credits. The consultant drafted the proposed code amendments and the City's application to become a certified local government. These documents were approved by the Planning Commission in January, 2014. The Design and Historic Review ("DHR") Board will be appointed, confirmed by Council on March 10, 2014, and will be convened in March to vote on designating 1701 Front Street as an individual historic landmark. When these things are completed, Triad Communications will be able to apply for a historic preservation tax credit. After March 31st, the DHR Board will establish a historic district.

Mr. Guerra stated that the text amendments will not qualify the City to be a certified local government unless the State has approved of those amendments. The State has not completed its review and will require changes to this draft, which will be submitted at next week's meeting. The ordinance will authorize the establishment of historic overlay districts. Mr. Guerra discussed the qualifications for appointment to the DHR Board, the authority and jurisdiction of the Board, and the guidelines and procedures that will be used by the Board to create historic districts and designate individual landmarks that will be subject to overlay regulations. Regulations will require compliance with design guidelines in order to

qualify for a Certificate of Appropriateness granted by the DHR Board, which will be necessary before a building or demolition permit will be issued. The ordinance also permits the DHR Board to establish minimum maintenance standards for the historic district.

Ms. Lauren Burge of Chambers, Murphy & Burge stated that in 2007 the State enacted legislation granting a 25% state tax credit for historic preservation to complement the 20% federal historic preservation tax credit. Certified Local Government ("CLG") status allows tax credit applicants to receive National Register nomination status within 30 days, as opposed to 12-18 months otherwise, which is advantageous when considering that tax credit applications are received only twice per year. The State Historic Preservation Office initially reviews the City's application for CLG status, and the U.S. Dept. of Interior has final authority to approve. Many cities in Ohio have become CLGs, and the City's economic development efforts are at a disadvantage without this certification. For example, since 2007, projects in the City of Akron (a CLG) have been granted \$20 million in state historic preservation tax credits, leveraging \$64 million in development investment.

Rick Krotchke, President of Triad Communications, stated he would like to move his business to 1701 Front Street by the end of the year.

The Staff Report was concluded.

No members of the public asked to speak for or against Temp. Ord. A-13. The public hearing was concluded.

(At 7:02 p.m. the Council recessed for regular meetings of the Standing Committees.)

(At 9:16 p.m. the Council reconvened.)

8. Reports of Special Council Committees.

There were no reports of Special Committees.

9. Reports of Council's Standing Committees

Planning & Zoning Committee:

No report.

Finance & Appropriations Committee:

No report.

Public & Industrial Improvements Committee:

No report.

Public Affairs Committee:

Temp Ord. A-17: An ordinance authorizing the Director of Finance to increase appropriations in the Street Construction, Maintenance and Repair Fund, and declaring an emergency.

Motion by Mr. Pallotta to adopt Temp. Ord. A-17. Seconded by Mr. Weinhardt.

Remarks by the Committee Chair: None

Mr. DeRemer called the question.

Motion adopted by acclamation, 11-0. The ordinance was passed.

Community Development Committee:

No report.

10. Announcement of Schedule of Council Committee meetings.

No meetings were scheduled.

11. Miscellaneous Business

None.

12. Adjournment

Motion by Mr. James to adjourn. Seconded by Mr. Iula. Motion adopted by acclamation. The meeting was adjourned at 9:18 p.m.



Mary Ellen Pyke
Council President



Paul A. Janis
Clerk of Council