

Cuyahoga Falls City Council
Minutes of the Public & Industrial Improvements Committee Meeting
November 24, 2008

Members: Debbie Ritzinger, Chair
 Mark Ihasz
 Terry Mader

Mrs. Ritzinger called the meeting to order at 6:45 p.m. All members were present.

Legislation Considered:

Temp. Ord. A-136

Discussion:

Temp. Ord. A-136

An ordinance authorizing the Director of Public Service to execute an amendment to the contract with Pandey Environmental, LLC for additional professional services to conduct environmental assessments, and declaring an emergency.

Mrs. Truby stated that on October 20, Council passed legislation to hire a firm to conduct environmental testing at the State Road Shopping Center. There are four phases to the testing: (i) at the time of sale; (ii) at the time of demolition; (iii) during redevelopment; and (iv) when it comes time to make application to the State for financial assistance. Phase I and II testing have concluded that there were petroleum-impacted soils but that was in the area of Montgomery Wards so it is not a concern. On the southern end of the plaza, however, it shows some groundwater contamination so additional drilling is required. They need to drill 17 additional wells at \$1,500 each plus equipment. Everything must be finalized before the filing deadline to CORF, which is January 6. Labs that will be testing the soil samples typically take three weeks to complete so the City is up against that deadline. There is \$17.5 million in available grant money. Successful applications will be awarded in April or May, 2009 with funding coming in July. Therefore, demolition could occur around mid-summer. Mrs. Ritzinger added that the company the City is using has been successful in helping other communities receive funding.

Mrs. Colavecchio asked whether there was a possibility there could come a point in time when the City would have to disclose the groundwater contamination. Mrs. Truby stated that at the end of the project, the City would have documentation with a covenant not to sue. If there is contamination of the groundwater, the area would be sealed forever and the property would then be totally clean. The City would have documentation indicating such.

The Committee recommended bringing out Temp. Ord. No. A-136.

The meeting adjourned at 6:50 p.m.