

Cuyahoga Falls City Council
Minutes of the Public Improvements Committee Meeting
March 6, 2006

Members: Jerry James, Chair
Debbie Ritzinger
Terry Mader

Mr. James called the meeting to order at 6:33 p.m. Mrs. Ritzinger was absent.

The minutes of February 21, 2006 were approved as submitted.

Legislation Considered:

Sub. Temp. Res. A-14
Sub. Temp. Ord. A-15
Temp. Ord. A-25
Temp. Ord. A-26

Discussion:

Sub. Temp. Res. A-14

A resolution creating for the year 2006 a sidewalk and drive approach repair or replacement district containing such streets, alleys, or public roadways within the corporate limits of the City of Cuyahoga Falls, declaring the necessity of repairing or replacing the sidewalks and drive approaches abutting on such streets, alleys or public roadways within said corporate limits and providing the method for levying special assessments, and declaring an emergency.

Mr. James read Sub. Temp. Res. A-14 (second reading). Mr. Demasi said this is the annual resolution creating a sidewalk repair and replacement district for 2006. The substitute resolution includes drive approaches to be assessed the same way.

Mrs. Pyke thanked Mr. Demasi, Mrs. Carr and Mr. Brodzinski for working with her on the apron project. Some residents want apron improvement along with sidewalk replacement and repair. It makes sense to do the improvements all at once.

Mrs. Hummel inquired about the cost per linear foot of sidewalk replacement. Mr. Demasi said the total cost is \$24 resident cost is \$12. Mrs. Hummel asked what the cost of a single width drive approach would be. Mr. Demasi said the total cost is \$250-\$400 the resident would pay half.

The committee recommended bringing out Sub. Temp. Res. A-14 for approval.

Sub. Temp. Ord. A-15

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the replacement or adjustment of concrete sidewalks and drive approaches and curbs at various locations in the City of Cuyahoga Falls, and declaring an emergency.

Mr. James read Sub. Temp. Ord. A-15 (second reading). Mr. Demasi said this ordinance includes the repair or replacement of concrete sidewalks, curbs, ramps and drive approaches. Bids will be open on March 28.

The committee recommended bringing out Sub. Temp. Ord. A-15 for approval.

Temp. Ord. A-35

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the repair of Deepwood Drive, from Deepwood Circle to the north end, and of Old Town Loop, from 2nd Street to Holloway Court, in the City of Cuyahoga Falls, and declaring an emergency.

Mr. James read A-35 (second reading). Mr. Demasi said this ordinance allows for concrete street repair on Deepwood Circle in the Towpath Village subdivision and on the Old Town Loop. Bids for Deepwood open March 7; bids for the Old Town Loop open March 14.

Mr. Mader said he is happy the Towpath situation is being addressed.

The committee recommended bringing out Temp. Ord. A-35 for approval.

Temp. Ord. A-36

An ordinance authorizing the Director of Public Service to enter into a contract or contracts for the renovation of certain property located at 2073 Bailey Road and declaring an emergency.

Mr. James read A-36 (second reading). Ms. Syx said this vacant home was purchased in 2003 for Project Fresh Start, and the ordinance covers renovation costs estimated at \$125,000.

Mrs. Hummel asked if the plan drawings were completed for the project. Ms. Syx said yes, they were sent to Council on March 1. Mrs. Hummel if these plans would be applicable to other homes in the City. Ms. Syx said there are plans for the Bailey Road project, but everything else is conceptual drawings.

Mrs. Hummel inquired about the price of the architectural drawings. Ms. Rogers said the whole study cost \$23,100. Mrs. Hummel asked if the previous owner had received CDBG funds for rehab. Ms. Rogers said yes, amount was \$19,380.

Mrs. Hummel expressed concern about the amount of money being spent on this particular property. Ms. Rogers said there were nine different conceptual drawings, not all of which would require as much renovation as this property. Mrs. Hummel inquired about the total price for this renovation. Ms. Rogers said the renovation cost would be about \$125,000, as well as \$107,000 for the purchase of the home, for a total of \$232,000.

Mrs. Hummel asked what defines "low to moderate income". Ms. Rogers said she would provide the information.

Mrs. Pyke asked if this house is a typical Heslop, or is it in greater need of repair. Ms. Rogers said this house is in original condition with a dilapidated garage, some structural damage, an old kitchen. Mrs. Pyke asked what the rental percentage is in that area? Ms. Rogers said 49%.

Mr. Walters asked if there was any asbestos in the siding of the home and suggested the City look into it.

Chuck Sheaves (Sheaves Construction) said he was one of the bidders on this job. The four contractors who bid the job did not bid apples for apples. He included HVAC, insulation and some downstairs demolition work, which the other contractors did not. He believed these items were necessary to properly rehab the home. He can't understand why the City would spend so much money and not do it right. He recommended that the job be re-bid to include the same specs.

Mrs. Hummel asked if the four contractors had bid the same specs, or were the specs flexible. Ms. Rogers said the architect consultant deemed the existing HVAC sufficient. She said the bids were somewhat flexible.

Ms. Syx said Mr. Sheaves bid on items that weren't included in the contract. If the HVAC cost was deducted from his bid, he would still not be the lowest bidder.

Mr. Flinn asked for copies of the spec sheets. Ms. Syx said she would provide them to Council.

Mrs. Hummel inquired about the age and condition of the furnace. Ms. Rogers said it is 14-15 years old, and the architect deemed it sufficient. Mrs. Klinger asked for a written copy of the architect's review.

Mr. James said that it appears Council would like more information on this project before voting on the ordinance. The committee will hold A-36 for further review.

Summit County Engineer Greg Bachman gave a power point presentation regarding the various projects and initiatives of the Engineer's office. He discussed storm water management, soil nailing, bridges and roundabout intersections.

Mrs. Pyke asked how city planners are responding to the roundabout concept. Mr. Bachman said that most planners are initially against it until they recognize the overall benefits, most notably the improvement in safety. Mrs. Pyke asked if Barney s Busy Corners might be suitable for a roundabout. Mr. Bachman said the area is too developed now, but it probably would have worked a few years ago. Mrs. Pyke said it would be difficult to justify the cost of a roundabout (approx. \$200,000-\$300,000) as opposed to installing stop signs. Mr. Bachman said the cost can be justified by a reduction in the number of serious accidents at a dangerous intersection.

Mr. Gorbach thanked Mr. Bachman for his presentation, stating that he is intrigued by the roundabout concept. He believes it is wise to consider various solutions for dangerous intersections to improve safety.

The meeting adjourned at 7:49 p.m.