

Cuyahoga Falls City Council
Minutes of the Finance Committee Meeting
April 7, 2008

Members: Don Walters, Chair
Debbie Ritzinger
Carol Klinger

Mr. Walters called the meeting to order at 6:40 p.m. All members were present.

The minutes from the February 19, 2008 and March 3, 2008 committee meetings were approved as submitted.

Legislation Considered

Temp. Ord. A-41

Temp. Ord. A-42

Temp. Ord. A-43

Discussion:

Temp. Ord. A-41

An ordinance creating the nonbargaining position of Business System Coordinator in the Park and Recreation Department in Pay Grade 21, and declaring an emergency.

Bill Lohan stated this was a position they wanted to put into place to support RecTrack that runs all of the entities through the Park & Rec system. The individual would be responsible for on-going training, user problem resolution and turning existing data into useful information. They discussed this with John Konich who wholeheartedly agrees with the creation of this position. Mr. Lohan also had discussions with Mrs. Pyke and Mrs. Klinger, both of whom are in support.

Mr. Walters stated that currently support for Park & Rec is provided by Information Systems which, in turn, bills Park & Rec accordingly. Mr. Lohan agreed and added that they receive an allocation at the end of the year but if they call IS to do something specific, there is a direct charge. He pointed out, however, that even with this position, if they were to have a problem that became a technical issue, they would still need to go to IS. Mr. Walters asked if they would be hiring someone new or if they would promote from within the department. Mr. Lohan stated they are looking to move the individual who is already performing these duties into the position. Mrs. Klinger asked if the candidate was completing his degree. Mr. Lohan stated he had two to four courses to go. Mrs. Klinger indicated that she and Mrs. Pyke did speak with Mr. Lohan about this matter. She felt it would be a valuable position and she supports it.

Mrs. Hummel stated she did not speak with anyone about this and would trust Mrs. Klinger's opinion. She asked if the position was included in the budget. Mr. Lohan indicated it was in the staffing ordinance but it was at a pay grade 23 which, they felt, would be starting too high. Mrs. Hummel asked what the range was for pay grade 21. Mr. Brodzinski indicated it was around \$40,000 to \$56,000. This individual would start at the low end. Mrs. Hummel asked for an example of what this individual would do. Mr. Lohan gave a recent example where they needed to know how much money would be at risk when the offer was made to change Silver Lake members from a nonresident rate to a resident rate. They wanted to know the differential. This individual has the ability to take pertinent existing data and provide an answer much sooner than they will get if they had submit a request to IS. Currently, they need to make a request

to IS and then it gets added to a queue and completed in order. This position would move things along much quicker.

Committee recommended bringing out Temp. Ord. No. A-41.

Temp. Ord. A-42

An ordinance increasing appropriations in the Capital Projects Fund, line item capital outlay, and declaring an emergency.

Mrs. Truby distributed a concept drawing showing what the park would look like. She pointed out that it was not finalized. Last fall, the City received a grant from the state from the Clean Ohio Revitalization Fund in the amount of \$2,381,440. The whole grant is being directed toward efforts on south Front Street. It includes many other things as well, including the demolition of three other buildings, ground soil environmental services and property acquisition. The whole process will take approximately three years. The City is required to purchase the H&M property, which is the building and house. The purchase price is \$1,000,000. \$435,000 would be from the CORF grant; \$165,000 from CDBG funds; and \$400,000 from the City's General Fund, which is why they are making the change in appropriation. This acquisition is a requirement for the matching grant. Once it is demolished and the area cleaned, it will be purchased by a private developer and the City will get the \$400,000 back. Mr. Guerra added that as part of the grant, the City agreed to purchase the property. The developer cannot purchase the property in the condition it is in today. That is a state mandate. The appraisal is for equipment, etc., so there is no appraisal for the property. Mr. Walters asked whether there was a developer committed to the \$400,000 that would cover the City's share. Mr. Guerra stated there was. He added that there are three additional buildings to be demolished: Morgoch, Collins Industrial Tool and H&M. H&M will probably be the last to be demolished. The present tenant will be paying \$1,000 per month until the City takes ownership. He stated that the closing is scheduled for the end of the month and then the tenant has 15 months to move out. The tenant's business involves metal processing and the City is helping them to find another location within the City.

Mrs. Ritzinger stated the first building is down and asked when the second is scheduled to be demolished. Mr. Guerra stated it would be the Morgoch property which is near the Sheraton and would be demolished hopefully in June. Mrs. Klinger confirmed that the City was not anticipating the \$400,000 until 2009 on the sale of property. She asked if the developer has said what he is going to do with the property. Mr. Guerra indicated there would be 40 condos and retail businesses. Mrs. Klinger indicated she would like to see a copy of the final plans of the Prospect Mold & Die property. Mrs. Truby stated the City hired a firm in 2005 who went through the planning process so the drawing she has is the one from that master plan. They have not yet turned it over to a developer yet. Mrs. Hummel asked what the size of the H&M parcel was. Mr. Guerra indicated the lot was about 20,000 s.f. Mrs. Hummel asked if the grant money would take care of the clean-up. Mr. Guerra stated it would and added that this property was probably the most contaminated of all of the properties. Mrs. Hummel hoped since the City was helping this business find another location, that steps would be taken to make sure EPA requirements were met to avoid contamination at the new location. Mr. Guerra agreed. Mrs. Pyke asked if work could be done on decontamination before the building was torn down. Mr. Guerra stated they have already drilled one injection well and can drill more. Also a trench needs to be dug. He added that not only can they start clean-up but they can also monitor the property. They know there is contamination in the ground water on the Prospect property but not much in the soil but they are still doing testing. He doesn't feel there will be a lot of soil contamination. Mrs. Klinger wanted clarification on the capital plan. Mr. Brodzinski stated that expenditures would be going down this year and revenue would go up next year and the December 31 balance next year would then be the same. Mrs. Klinger asked if Administration was comfortable that the City will not have any projects that would cause an overrun. Mr. Brodzinski indicated he was comfortable with that.

Tom Sullivan, 447 Tallmadge, pointed out with regard to contamination of the properties that things that were legal 30 years ago, are not so now because EPA continually implements new restrictions so he wanted to make sure everyone knew that the companies have not done anything wrong and are, in fact, law-abiding. Mr. Guerra added that the reason the City received the grant was because of the history of industrial development over the years.

Committee recommended bringing out Temp. Ord. No. A-42.

Temp. Ord. A-43

An ordinance establishing a law enforcement professional training assistance fund, and declaring an emergency.

Chief Conley stated that §109.803 of the Revised Code requires up to 24 hours for police officer training. With this mandate, §109.802 created a fund for selective training. This requires that law enforcement authorities receiving these funds keep them separate from other municipal funds. In 2008, CFPD was mandated eight hours of continuing education for which it was reimbursed \$7,020. He is now asking to create the required fund so that the Department can receive the funds from the state. Once the funds are received, they can only be used to fund other continuing education in law enforcement. The state does not guarantee that money will always be available. The money being received in 2008 is for training done in 2007. Mrs. Klinger stated this sounded more like a formality in order to receive the grant money and added that, of course, the City wants its officers to receive training. Mrs. Colavecchio asked whether part-time officers were required to get this level of training. Chief Conley indicated the City does not employ part-time officers but they do have reserves who are not part of this.

Committee recommended bringing out Temp. Ord. No. A-43.

The meeting adjourned at 7:15 p.m.