

Cuyahoga Falls City Council
Community Development Committee Meeting
September 15, 2003

Members: Mr. Bauer, Chair
Mr. James
Mr. Potts

Mr. Bauer called the meeting to order at 7:35 p.m. All members of Committee were present.

LEGISLATION CONSIDERED

Temp. Ord. No. B-132

DISCUSSION

Temp. Ord. No. B-132

Mr. Bauer read B-132 (second reading). Mr. Arrington stated this is an ongoing project. Boston Twp. has petitioned County Council too allow the annexation to occur. County Council approved it and we have 90 days from the date of that approval. This is not the last ordinance. The agreement is still a work-in-progress. The agreement states that the land will be residential which is not accurate. There are some lots on State Road that will be business. The meat of the agreement is revenue sharing. It will be a 50/50 split of property taxes for fifteen years. After that, it all comes to the City. He added that the Township is looking at this agreement going hand-in-hand with the JEDD. Mr. Bauer confirmed that Council is not approving this agreement but just allowing the Mayor to enter into one. Mr. Arrington agreed. They wanted to get something to Council. This draft is what the Township sent in August. Things have happened since then with County Council approval and we have to make those changes. With regard to paragraph #4, the City did not want to give the developer any idea that the City would pay for the infrastructure. The City is not anticipating running sewer lines to Tamsin Park. That is up to the developer. Mr. Potts asked if the ordinance needs to go back to the County. Mr. Arrington stated the County has done all it needs to do. The last ordinance we will be passing will be our acting on what the County has done. We have to accept and adopt it. That legislation will come to Council in a couple of months. Once it is introduced, Council has 120 days to pass it. If Council does nothing, the annexation goes away. The commercial properties came later, so those changes are not in this draft. Income tax will not be shared, just the property tax. The development will be totally to the City's benefit. Nothing in the annexation agreement addresses zoning. We are just talking should this land be in the City of Cuyahoga Falls. After that, we will determine what zoning will go in. Mrs. Hummel asked if we were committing to zoning as described on the map distributed to Council. Mr. Arrington stated

we were not. The map is just to show the area to be annexed. He added that Council can approve this agreement and still reject the annexation later, but he'd prefer if Council were going to reject it, to reject it now to avoid unnecessary work. Mrs. Hummel stated she would like to have some understanding that the developer acknowledges he is not guaranteed R-8. The developer was present and acknowledged this. Mr. Potts asked if the City's annexation laws required the property to come in as R-4. Mr. Arrington stated he was not sure but will get the answer. He stated there is no rush to pass this legislation next week and that Council could hold it for further consideration. Mrs. Hummel asked if it was Administration's intention that Council take action on the annexation prior to the JEDD being finalized. Mr. Arrington stated it was not and that the Township would rather we not. Both can be passed at the same time. The statutory time frame will slow things down. Mrs. Hummel also wanted to confirm that the public hearing is on the JEDD and not the annexation. Mr. Arrington agreed. Mr. Potts stated he supports this legislation and added it will be good for Ward 8. Regarding the high pressure fee, the more people who pay into it, the sooner it will be paid off. Ward 8 pays 75% to 80% more than the rest of the City because they are paying off the County system that was purchased. Also, this is the only area in which the City can expand because we are locked in at all other borders.

Denise Leipold, 3411 North Hampton, concurred with Mr. Potts. She has family who owns property within the annexation area. They are in support.

Terry Mader, 1946 Theiss Rd., echoes Mr. Potts' concerns. Antoinette and Chart Road are areas who are desperate for sewer. This will help them.

Greg Warner, 836 Portage Trail Ext., stated it was in the Code that all land annexed to the City comes in at R-4.

Mr. Bauer stated he is in favor of the annexation; however, since there were still some questions, he recommended that the legislation be held.

Committee recommended holding B-132.

Meeting adjourned at 8:15 p.m.