

Cuyahoga Falls City Council

Minutes of the Public and Industrial Improvements Committee Meeting July 18, 2005

Chair: George Potts; Vice Chair: Mary Ellen Pyke; Member: Don Walters

Mr. Potts called the Public and Industrial Improvements Committee to order at 8:15 p.m. All members of Committee were present.

Scheduled legislation:

B-115	A Resolution declaring it necessary to reconstruct Williams Street from Prospect Avenue to Taylor Avenue, including concrete curbs, catch basins, water lines, and storm and sanitary sewers where required, roadway asphalt or concrete paving, concrete driveway aprons and concrete sidewalks where required, together with necessary appurtenances thereto, and declaring an emergency.
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Mrs. Pyke asks her name to be added as a sponsor of this legislation. Issue II funds in the amount of \$327,420 have been secured. The remainder of the project at 30% will be assessed. There are 35 parcels and 27 parcel owners. \$654,000 is the estimated cost. This will be done in 2006. Mrs. Pyke indicates this started in 1999 with a petition of intent. They were submitted to the city and with the other projects, we applied for Issue II money and during last year, we changed the linear frontage. This is very unique in dealing with the Church yet the benefit of calculating the assessments makes so much more sense. It is more 'fair' than linear frontage. There are several residents that worked with her to make this happen. Virgil indicates this was much fairer and a better method of assessing residents. At the Equalization Process, we made adjustments based on inequities. We are doing the equalization process up front. If you don't have an apron, we are not assessing them up front.

Tony indicates there are costs associated with removing/installing sidewalks. Some of these properties don't have sidewalks, therefore, these costs don't apply. The length and cost of the curbs are associated along with driveway approaches removal/installation. Some properties don't have them. Downspouts and culvert pipe removal were figured in and the common improvements like the Issue II money is then removed. Under this resolution, the people will continue to pay 30%. The benefit method is what they will actually pay.

Mr. Gorbach indicates that if the Equalization Board reduces one person's assessment, the remainder of the residents will go up. The residents have the right to file an objections and the process can continue. Mr. Barnhart asks about the concrete vs. asphalt costs. We bid them out either way and if concrete comes in cheaper, we will take the concrete route. Mr. Potts asks about life expectancy with concrete vs. asphalt. Mr. Demasi indicates both are equally durable and one doesn't really outweigh the other.

Mrs. Klinger feels this is a fair method of assessing. It will be nice to apply this to future neighborhoods for future programs.

Darlene Brearley, 1688 Williams, indicates she is thankful for the equal division of the assessment and thanks Mrs. Pyke for her hard work.

The committee recommends bringing out Temp. Ord. B-115

B-113	An Ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the Reserve at East Bath Woods Storm Sewer Improvements, and declaring an emergency.
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In November 2004, there was a study about the sewers in the area. The cost is \$56,000 and we are going to establish a drain on the east line of the property to the Prescott development. Many of the 2003 flooding issues have been addressed with some 'reshaping' and water management. Valerie indicates in 2003 we were working through some water projects. The Board has been cooperative and realize there are some things they need to do also. Mr. Gorbach asks why we are paying for this? This isn't on our right-of-way. Valerie indicates there was some design issues uncovered during the study that indicates we share in some design problems. All the work is done in our easements according to Mr. Demasi. The Board has some work to do and Valerie will look into their costs to fix the project. The engineering company we hired indicated the original design for the developer, which the city approved, was not totally evaluated correctly by us. Mr. Gorbach indicates he would like some more numbers and for us to look into the process of what happened on our end. Mrs. Hummel indicates engineering should have properly 'engineered' this property. The entire city bears this responsibility and should not have to pay for a department's failure. Valerie indicates ditches, ponds, water management issues are being scrutinized more carefully since the heavy rains. Mrs. Hummel acknowledges that a developer presented water management issues tonight for another property, but the floor of City Council is not the place to stop these developments. They need stopped prior to them coming to us, because we are not engineers. We need to properly engineer and assess these designs.

Mr. Arrington indicates engineering did not 'mess up' in this development, it was an extraordinary situation with 100-year floods. There was a lot of construction in the area that complicated the project.

The committee recommends bringing out Temp. Ord. B-113

B-114	An Ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the construction of a Street Department Garage at the City Service Annex, 2511 Bailey Road, in the City of Cuyahoga Falls and declaring an emergency.
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Mr. Demasi states this is a 60 x 40 foot building for the street department. This building replaces two buildings, one that fell down last year. We need a safe place for our equipment and materials. It will have electric, but only be stubbed for water/gas.

The committee recommends bringing out Temp. Ord. B-114

Held legislation:

B-105	An Ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the construction of a new 5th Fire Station and declaring an emergency.
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The PUBLIC AND INDUSTRIAL IMPROVEMENTS COMMITTEE meeting adjourned at 9:02 p.m.