

Cuyahoga Falls City Council
Minutes of the Finance and Appropriations Committee Meeting

October 3, 2022

Members: Mary Nichols-Rhodes, Chair
Tim Gorbach
Adam Miller

Ms. Nichols-Rhodes called the meeting to order at 6:30 p.m. Mr. Miller was absent.

The minutes of the September 6, 2022 and September 19, 2022 Finance and Appropriations Committee were approved as written.

Legislation Discussed

Temp. Res. A-102

Temp. Ord. A-103

Temp. Ord. A-104

Temp. Ord. A-105

Discussion:

Temp. Res. A-102

A resolution accepting the amounts and rates of taxation as certified by the Summit County Budget Commission, authorizing the necessary tax levies, certifying such authorization to the County Fiscal Officer, and declaring an emergency.

Mr. Bryan Hoffman, Finance Director, presented Temporary Resolution A-102 to Council. The City, in accordance with the provisions of law, has previously filed Alternative Tax Budget Information with the Summit County Fiscal Officer for the fiscal year beginning January 1, 2023. On September 1, 2022, the Budget Commission of Summit County certified its action thereon to the City, together with an estimate by the County Fiscal Officer of the rate of each tax necessary to be levied by the City and what part thereof is without and what part thereof is within the Charter tax limitation

Mr. Bryan Hoffman, Finance Director, stated that this was a housekeeping ordinance the City is required to pass every year in order to authorize and certify the 11-mill tax collected through the County.

Ms. Nichols-Rhodes moved to bring out Temp. Res. A-102 with a favorable recommendation, second by Mr. Gorbach. Motion passed (2-0).

Temp. Ord. A-103

An ordinance providing for supplemental appropriations for operational expenditures of the City of Cuyahoga Falls in the general fund, Law Department, and declaring an emergency.

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Mr. Bryan Hoffman, Finance Director, presented Temporary Ordinance A-104 to Council. Article VI, Sections 7 and 8 of the City Charter provide that City Council may revise, amend, and supplement budgetary appropriations during the fiscal year, and may authorize the transfer of unencumbered appropriations within various accounts. An additional \$25,000.00 will be appropriated to the General Fund, Law Department, Line Item Other Operations.

Mr. Hoffman stated that, throughout the year, the Finance Department evaluates the balance of certain funds. While evaluating the fund for the Law Department, the outside counsel line item was close to the amount that was budgeted for the fiscal year and extra funding for union fact-finding, environmental studies and a commercial development has made supplemental funding necessary for this year.

Ms. Nichols-Rhodes moved to bring out Temp. Ord. A-103 with a favorable recommendation, second by Mr. Gorbach. Motion passed (2-0).

Temp. Ord. A-104

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the demolition of structures located at 721 Chestnut Boulevard, and removal of demolition debris, and certifying the cost thereof to the County Fiscal Officer for collection in the manner provided by law, and declaring an emergency.

Mr. Tony Demasi, City Engineer, presented Temporary Ordinance A-104 to Council. The Building Official has declared the building identified as 721 Chestnut Boulevard, Cuyahoga Falls, Ohio, to be a dangerous building within the meaning of Chapter 1343 of the Summit County Codified Ordinances. The Building Official has provided notice to all owners and interested parties concerned with the building, instructing such owners and interested parties as to the repairs required to make the buildings safe, ordering the owners to repair or demolish the buildings accordingly, and informing the owners and interested parties of their right of appeal under Section 1343.07. No appeals of the Building Official's orders have been received, and no remediation of the conditions found by the Building Official have been attempted or accomplished by any of the owners or interested parties.

Mr. Demasi stated that this property was inspected on August 16 and found uninhabitable. The Order of Condemnation was sent by Summit County on August 19, with no response from the property owner. Since that time, the property owner has begun remediation on the property. If progress is made in a timely manner, the City will not go through with the demolition.

Ms. Nichols-Rhodes stated that the estimated cost of the demolition is \$10,000 to \$15,000. She stated that it takes a lot of time to get to this point, and the owners are always given a chance to come forward and work with the City. Mr. Demasi stated that by the time an ordinance for demolition is drafted, the Housing Department has been working with the owners for years.

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Mr. Gorbach stated that the property taxes were paid in full, which is not always the case in this type of situation, and asked if the City also sends a letter out in addition to the one sent by Summit County. Mr. Demasi stated that the condemnation order is issued to the owner and all lienholders by the County. The owner has reached out as late as today. They have shown up to the property and began to clean up the outside, so progress is moving forward. They do not want to slow the process down because, oftentimes, owners will do what they do because of the fact that the City is proceeding with the ordinance. They hope to pass the ordinance and not have to use it.

Mr. Gorbach stated that he wanted to make it clear that this does not mean the City is going to go out there tomorrow. They certainly want to avoid this.

Ms. Emilie Oxley, 735 Chestnut Boulevard, Cuyahoga Falls, addressed Council on behalf of the owner of the property. She stated that she had spoken to the owner today, and she wanted to make sure they can help with moving along the process. She asked if an ordinance potentially passes, as long as the owner keeps making progress, does she have a time limit.

Ms. Nichols-Rhodes stated that that would have to be worked out with the Community Development Housing Department, but, yes, it can be canceled.

Mr. Gorbach moved to bring out Temp. Ord. A-104 with a favorable recommendation, second by Ms. Nichols-Rhodes. Motion passed (2-0).

Temp. Ord. A-105

An ordinance authorizing the Director of Public Service to enter into a contract or contracts with Bell Equipment for the purchase of a leaf vacuum truck for use in the Street Division, and declaring an emergency.

Mr. Charles Novak, Street Commissioner, presented Temporary Ordinance A-104 to Council. The Director of Public Service will be authorized to enter into a contract or contracts with Bell Equipment as a part of the Houston-Galveston Area Council Purchasing Program for the purchase of an Olympian Leaf Vacuum mounted on a Peterbuilt 220 chassis for use in the Street Division. The Director of Finance will be authorized and directed to make payment for same from the Capital Projects Fund, Line Item Capital Outlay.

Mr. Novak stated that his department has a new unit budgeted for each year of the 5-year budget. Purchasing the unit slated for 2023 in this calendar year would yield a significant savings over the projected price for next year and allow them to purchase a unit that is the same as those already in their fleet.

Ms. Nichols-Rhodes stated that the cost of this piece of equipment is \$214,814.

Mr. Ashton asked for a timeline on delivery of this vehicle. Mr. Novak stated that it depended on the purchase order process and the contract that would go along with it. They could potentially

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have it for the last week of the month if they can get all the ducks in a row and the title worked out.

Ms. Nichols-Rhodes moved to bring out Temp. Ord. A-105 with a favorable recommendation, second by Mr. Gorbach. Motion passed (2-0).

The meeting adjourned at 6:41 p.m.