

**Cuyahoga Falls City Council  
Minutes of the Public & Industrial Improvements Committee**

**February 6, 2023**

**Members:** Meika Penta, Chair  
Frank Stams  
Adam Miller

Mrs. Penta called the meeting to order at 6:39 p.m. All members were present.

The minutes of the December 5, 2022 Public Improvements Committee meeting were approved as written.

**Legislation Discussed:**

Temp. Ord. B-4

Temp. Ord. B-5

**Discussion:**

**Temp. Ord. B-4 (Sub. Dated 2/6/23)**

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the improvement of Portage Trail Extension West, from State Road to Northampton Road, and declaring an emergency.

Mr. Tony Demasi, City Engineer, presented Temporary Ordinance B-4 to Council. The Director of Public Service will be authorized to enter into a contract or contracts, according to law, for the improvement of Portage Trail Extension West, from State Road to Northampton Road in the City of Cuyahoga Falls. The Director of Finance will be authorized and directed to make payment for same from the Capital Projects Fund, Line Item Capital Outlay.

Mr. Demasi stated that this project originated with construction design in 2016. It will include the widening and repaving of the Portage Trail Extension from State Road to Northampton Road and installing turn lanes and sidewalks. Four bids were received on January 25 with the lowest bid being from Karvo Company, of Stow, for \$5,917,511.31. Money for the project will come from over \$6 million in Federal and State funding that has been secured over the last several years. That funding will also help to pay for construction administration for the project which will be coming before Council in the next few weeks.

Mrs. Penta stated that this project has been a coordinated effort to get people notified, purchase the land and everything else. It is going to be a great improvement for that area.

Mr. Stams moved to bring out Temp. Ord. B-4 (Sub. Dated 2/6/23) with a favorable recommendation, second by Mr. Miller. Motion passed (3-0).

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**Temp. Ord. B-5**

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the construction of a new Electrical Division building and warehouse at 222 Cochran Road, and declaring an emergency.

Mr. Rod Troxell, Electric Superintendent, presented Temporary Ordinance B-5 to Council. The Director of Public Service will be authorized to enter into a contract or contracts, according to law, for the construction of a new Electrical Division building and warehouse at 222 Cochran Road. The Director of Finance will be authorized and directed to make payment for same from the Electric Fund, Line Item Capital Outlay. Mr. Troxell stated that bids opened on January 25. They were fortunate to have had seven bidders with Seitz Builders, Inc. having the lowest bid at \$13,867,000 which was under the \$15 million budgeted for this project. GPD has also worked with Seitz Builders before.

Mrs. Penta stated that it was discussed during the budget hearings that this is something that is needed for the City. To be under budget and working with a company that they have experience with is good.

Mr. Balthis asked about the green technologies that are part of the construction of the building and whether solar is going to be included in this. Mr. Troxell stated that they are looking at 50-percent solar capacity on this building and they have a structure that could do more. Fifty percent meets the ordinance and guidelines in place now for the City.

Russell Gayheart, Architect with GPD Group, 520 South Main Street, Akron, Ohio, stated that three alternatives were considered and the one ultimately approved was just under the limit for the city ordinance. They have designed the roof to support a 100-percent reduction in energy if that is an option the City would like to explore.

Mr. Brillhart stated that it is an excellent project for the City of Cuyahoga Falls and Ward 5. The water remediation is going to be tremendous. He asked when the project will start. Mr. Troxell stated that they are looking at a March 1st start date. Once approved, the trees are already marked to start clearing, so there will be movement right away. They are anticipating completion by the end of July of next year.

Mr. Brillhart asked if the immediate neighbors been notified. Mr. Troxell stated that they have been notified through the process and planning.

Ms. Nichols-Rhodes asked if the City is also under the same requirement to replace the trees based on the circumference of what is being cut down. Mrs. Penta stated that that is correct.

Mr. Balthis asked for a timeline on the construction and if this contract includes the storm water remediation component. Mr. Troxell stated that it includes a lot of it and is going on in connection with the rest of the work on Cochran Road.

Mr. Gayheart stated that the storm water was a high level of concern on Cochran Road, and especially for the condos south of Cochran Road. This project will manage the storm water on the

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site with the retention basin on the southeast corner of the parcel. They are doing two projects in one. Both of the developments will help manage storm water. They have met with Mr. Demasi concerning the 100-year storm calculation and made sure this development is going to absolutely improve the storm water issues on the campus.

Mr. Balthis stated that, by moving the Electric Department out of the service center, they are creating more space. This project will also spur development on Cochran Road. Storm water has been a problem. They are going to be able to do a lot more to address these issues to improve Cochran Road as a site for private developers while providing a benefit to residents in the watershed.

Mr. Miller moved to bring out Temp. Ord. B-4 with a favorable recommendation, second by Mr. Stams. Motion passed (3-0).

The meeting adjourned at 6:53 p.m.